



Town of Rome  
Nekoosa, WI 54457  
[www.romewi.com](http://www.romewi.com)

**AMENDED AGENDA  
TOWN OF ROME PLAN COMMISSION PUBLIC HEARING  
AND REGULAR MEETING**

**TUESDAY, OCTOBER 11, 2022**

**4:00 PM**

**ROME MUNICIPAL BUILDING  
1156 Alpine Drive  
Nekoosa, WI 54457**

1. Call to Order
2. Roll Call
3. Certify Posting of Meeting
4. Approve the Agenda
5. Citizen Comments – During the Citizen Comment period of the agenda the Plan Commission welcomes comments from any town resident, not a member of the Commission, on any item not on the agenda. Please know that pursuant to State law the Commission cannot engage in conversation with you but may ask questions. The Commission may refer the item to staff, a standing committee or a future Plan Commission agenda for discussion and action. Each person wishing to speak will have up to 3 minutes to speak. Speakers are asked to submit a card to the Chair providing their name, address and topic for discussion
  - a. The Commission will also take comment from the public on agenda items as called by the Chair, but not during Citizen Comment. Please note that once the Commission begins discussion on an agenda item no further comment will be allowed from the public on that issue

**NO ACTION CONTEMPLATED EXCEPT POSSIBLE REFERRAL TO FUTURE AGENDA:**

6. Information Updates, Recent Correspondence, Current Events, Announcements.
7. Open Public Hearing
  - a. Consideration of the proposed Comprehensive Plan map 9 amendment from Forestry to Rural Residential and zoning map amendment from FR (forest & outdoor recreation) to R-2 (One- and Two-Family and Manufactured Dwelling Residence District) relating to the properties owned by T & S Land Investments, described as follows: Parcel numbers 030-00631-0000 and 030-00632-0000, all parcels also described as part of Section 07, Town 20N, Range 06E, Town of Rome, Adams County, WI, total area 79 acres
  - b. Consideration of the issuance of a Conditional Use Permit for the following purpose: to construct a brewery on the property located at 304 Matterhorn Tr, owned by Clinton J & Heather L Dalton and Brandon D & Leslie M Orr, also described as Lot 2 of CSM 5041 located in SE ¼, SW ¼, Section 08, and NE ¼, NW ¼, Section 17, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-01136-0589\*
  - c. Consideration of a site plan/plan of operation for Up North Brewing Company c/o Clinton J & Heather L Dalton and Brandon D & Leslie M Orr, for the property located at 304 Matterhorn Tr, also described as Lot 2 of CSM 5041 located in SE ¼, SW ¼, Section 08, and NE ¼, NW ¼, Section 17, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-01136-0589
  - d. Consideration of a site plan/plan of operation for Ebbe Realty c/o Randall J Ebbe Sr, for the property located at 384 State Road 13, also described as Lot 75 of Canterbury Addition to Lake

Sherwood located in SW ¼, SE ¼, Section 17, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-01950-0000

- e. Consideration of a site plan/plan of operation for Joshua & Naomi Gottowske, for the property described as Lot 3 of Certified Survey Map 6696, located in SE ¼, NE ¼, Section 08, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-00641-0030
- f. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 389 Cog Hill Ct., Unit 5, owned by Michael Welsh, also described as Unit #9 of Deer Run at Lake Arrowhead Condominium, located in SE ¼, SW ¼, Section 18, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-02973-0608
- g. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 1171 Arrowhead Tr., owned by 424 Investments LLC, also described as lot 106 of Setting Sun Addition to Lake Arrowhead, located in SE ¼, SW ¼, and SW ¼, SW ¼, Section 17, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-04257-0000
- h. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 338 Hickory Tr., owned by Constance G McNamara & Cubick Living Trust, also described as lots 379-380 of Kingswood Addition to Lake Arrowhead, located in SW ¼, NE ¼, Section 14, Town 20N, Range 05E, Town of Rome, Adams County, WI, with a parcel number of 030-03585-0000
- i. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 1314 Bogey Tr., owned by David & Jacqueline Portz, also described as lot 8 of Bogey Addition to Lake Arrowhead, located in SE ¼, NE ¼, Section 19, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-02909-0507

8. Close Public Hearing

**DISCUSS AND POSSIBLE ACTION ON THE FOLLOWING ITEMS:**

- 9. Discussion and possible action - Meeting minutes from Tuesday, September 11, 2022
- 10. Discussion and possible action – Appointment of Plan Commission Secretary
- 11. Discussion and possible recommendation to the Town Board – Consideration of the proposed Comprehensive Plan map 9 amendment from Forestry to Rural Residential and zoning map amendment from FR (forest & outdoor recreation) to R-2 (One- and Two-Family and Manufactured Dwelling Residence District) relating to the properties owned by T & S Land Investments, described as follows: Parcel numbers 030-00631-0000 and 030-00632-0000, all parcels also described as part of Section 07, Town 20N, Range 06E, Town of Rome, Adams County, WI, total area 79 acres
- 12. Discussion and possible action - Consideration of the issuance of a Conditional Use Permit for the following purpose: to construct a brewery on the property located at 304 Matterhorn Tr, owned by Clinton J & Heather L Dalton and Brandon D & Leslie M Orr, also described as Lot 2 of CSM 5041 located in SE ¼, SW ¼, Section 08, and NE ¼, NW ¼, Section 17, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-01136-0589\*
- 13. Discussion and possible recommendation to the Town Board – Consideration of a site plan/plan of operation for Up North Brewing Company c/o Clinton J & Heather L Dalton and Brandon D & Leslie M Orr, for the property located at 304 Matterhorn Tr, also described as Lot 2 of CSM 5041 located in SE ¼, SW ¼, Section 08, and NE ¼, NW ¼, Section 17, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-01136-0589
- 14. Discussion and possible recommendation to the Town Board – Consideration of a site plan/plan of operation for Ebbe Realty c/o Randall J Ebbe Sr, for the property located at 384 State Road 13, also described as Lot 75 of Canterbury Addition to Lake Sherwood located in SW ¼, SE ¼, Section 17, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-01950-0000

15. Discussion and possible recommendation to the Town Board – Consideration of a site plan/plan of operation for Joshua & Naomi Gottowske, for the property described as Lot 3 of Certified Survey Map 6696, located in SE ¼, NE ¼, Section 08, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-00641-0030
16. Discussion and possible action – Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 389 Cog Hill Ct., Unit 5, owned by Michael Welsh, also described as Unit #9 of Deer Run at Lake Arrowhead Condominium, located in SE ¼, SW ¼, Section 18, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-02973-0608
17. Discussion and possible action – Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 1171 Arrowhead Tr., owned by 424 Investments LLC, also described as lot 106 of Setting Sun Addition to Lake Arrowhead, located in SE ¼, SW ¼, and SW ¼, SW ¼, Section 17, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-04257-0000
18. Discussion and possible action – Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 338 Hickory Tr., owned by Constance G McNamara & Cubick Living Trust, also described as lots 379-380 of Kingswood Addition to Lake Arrowhead, located in SW ¼, NE ¼, Section 14, Town 20N, Range 05E, Town of Rome, Adams County, WI, with a parcel number of 030-03585-0000
19. Discussion and possible action – Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 1314 Bogey Tr., owned by David & Jacqueline Portz, also described as lot 8 of Bogey Addition to Lake Arrowhead, located in SE ¼, NE ¼, Section 19, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-02909-0507
20. Discussion and possible action – Review of zoning district requirements regarding Article XVII Rome Town Center § 360-81.1 Commercial “A” Subdistrict
21. Discussion and possible referral to future agenda – Review zoning district requirements regarding Roof Pitch
22. Discussion and possible referral to future agenda – Review zoning district requirements regarding Signs and Billboards
23. Discussion and possible referral to future agenda – Communicate Joint Sub-committee discussion on Canopies in relation to Accessory Structures
24. Discussion and possible referral to future agenda – Review the zoning code requirements regarding Short-term Rental Licensing Procedure

\*Amended Item

#### **DATES AND ITEMS FOR FUTURE AGENDA/MEETINGS**

25. Next agenda items
  - a. Preliminary Plat Review
26. Next meeting date and time: November 8, 2022 at 4:00 PM

#### **ADJOURNMENT**

“Speak Your Peace” Commitment – A reminder that the Town Board Members have adopted the Nine Tools of Civility which commits the Board Members and Public to be mindful of how we treat each other at meetings.

Notification of this meeting has been posted in accordance with the Open Meeting Laws of the State of Wisconsin.

The Plan Commission may take action on any item on the agenda. It is possible that the members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the Plan Commission.